Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode

15 Crossman Drive, Croydon Hills Vic 3136

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ing		
Range betweer	\$1,095,000		&		\$1,200,000			
Median sale p	rice							
Median price	\$1,217,500	Pro	operty Type	Hou	se		Suburb	Croydon Hills
Period - From	01/10/2023	to	31/12/2023		So	urce	REIV	

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ade	dress of comparable property	Price	Date of sale
1	9 Crossman Dr CROYDON HILLS 3136	\$1,192,000	01/11/2023
2	105 Narr Maen Dr CROYDON HILLS 3136	\$1,185,000	25/10/2023
3	38 Lakeside Cr CROYDON HILLS 3136	\$1,010,000	03/01/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

31/01/2024 11:55









Property Type: House **Land Size:** 615 sqm approx Agent Comments Indicative Selling Price \$1,095,000 - \$1,200,000 Median House Price December quarter 2023: \$1,217,500

Comparable Properties





9 Crossman Dr CROYDON HILLS 3136 (REI/VG)



Price: \$1,192,000 Method: Private Sale Date: 01/11/2023 Property Type: House (Res) Land Size: 684 sqm approx Agent Comments

Agent Comments

105 Narr Maen Dr CROYDON HILLS 3136 (REI) Agent Comments



Price: \$1,185,000 Method: Private Sale Date: 25/10/2023 Property Type: House (Res) Land Size: 709 sqm approx

38 Lakeside Cr CROYDON HILLS 3136 (REI)



Price: \$1,010,000 Method: Private Sale Date: 03/01/2024 Property Type: House Land Size: 760 sqm approx

Account - Barry Plant | P: 03 9842 8888



propertydata

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